125.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,377,000 / 1,377,000
					USE VALUE:	1,377,000 / 1,377,000
					ASSESSED:	1,377,000 / 1,377,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		WILDWOOD AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAUDO GIOVANNI & MICHELINA
Owner 2:	
Owner 3:	
Street 1:	24 WILDWOOD AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VAUDO GIOVANNI & MICHELINA -
Owner 2:	-
Street 1:	24 WILDWOOD AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,997 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Stucco Exterior and 3463 Square Feet, with 2 Units, 3 Baths, 1 3/4 Bath, 1 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8997.000	749,200	6,900	620,900	1,377,000
Total Card	0.207	749,200	6,900	620,900	1,377,000
Total Parcel	0.207	749,200	6,900	620,900	1,377,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.63 | /Parcel: 397.6

Legal Description

User Acct

80156

GIS Ref

GIS Ref

Insp Date

11/17/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 125.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	749,100	6900	8,997.	620,900	1,376,900	1,376,900	Year End Roll	12/18/2019
2019	104	FV	554,700	6900	8,997.	655,400	1,217,000	1,217,000	Year End Roll	1/3/2019
2018	104	FV	553,400	0	8,997.	482,900	1,036,300	1,036,300	Year End Roll	12/20/2017
2017	104	FV	521,700	0	8,997.	462,200	983,900	983,900	Year End Roll	1/3/2017
2016	104	FV	521,700	0	8,997.	427,700	949,400	949,400	Year End	1/4/2016
2015	104	FV	469,400	0	8,997.	358,800	828,200	828,200	Year End Roll	12/11/2014
2014	104	FV	469,400	0	8,997.	350,500	819,900	819,900	Year End Roll	12/16/2013
2013	104	FV	486,700	0	8,997.	333,900	820,600	820,600		12/13/2012

!9660!

PRINT

Date	Time
12/11/20	00:06:17

LAST REV

Date	Time
03/23/18	09:15:24

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9660

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13531-157		9/1/1978		71,500	No	No		

USER DEFINED

Prior Id # 1:	80147
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/8/2012	590	Redo Kit	50,000					REDO 2ND FLR EFP /
5/21/2009	367	Wood Dec	4,000					
11/19/2007	1059	Re-Roof	7,995	C		G9	GR FY09	
8/1/2007	643	Add Bath	4,000	C		G9	GR FY09	add bathroom to 3
4/17/2007	242	Manual	1,000	C		G9	GR FY09	RE-TILE BATHROOM F
5/12/1997	239	Manual	6,200	C				REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	HS	Hanne S
6/19/2012	Info Fm Prmt	BR	B Rossignol
11/14/2008	Meas/Inspect	336	PATRIOT
7/17/2008	Inspected	BR	B Rossignol
3/19/2006	MLS	HC	Helen Chinal
11/14/2000	Hearing Chag	201	PATRIOT
5/3/2000	Inspected	263	PATRIOT
11/1/1999	Measured	266	PATRIOT
7/29/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8997		Sq. Ft.	Site		0	90.	0.77	10									620,917						620,900	

Total AC/HA: 0.20654 | Total SF/SM: 8997 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 620,917 | Spl Credit | Total: 620,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	4	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.95320529
Const Adj.:	1.00336504
Adj $ / SQ:	162.590
Other Features:	190214
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	920379
Depreciation:	171191
Depreciated Total:	749189

COMMENTS

KIT IN BMT. OF=2 BMT SINKS, 5 FIXTURES IN FBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	1

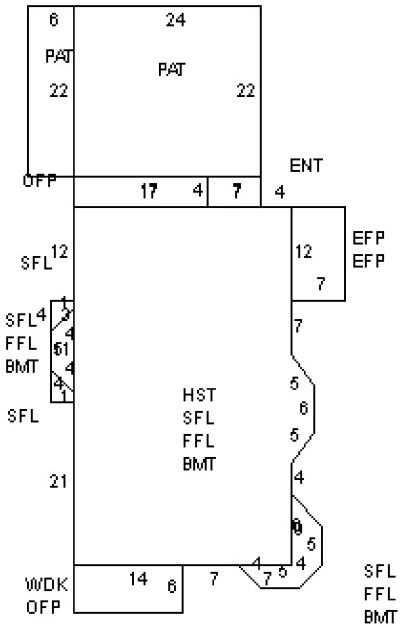
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	3	M
Totals			
2	14	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	178.85
Special Features:	0	Val/Su Net:	125.94
Final Total:	749200	Val/Su SzAd	216.34

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,410	162.590	229,252
BMT	Basement	1,394	48.780	67,995
FFL	First Floor	1,394	162.590	226,651
PAT	Patio	660	2.830	1,866
HST	Half Story	659	162.590	107,147
EFP	Enclos Porch	168	43.580	7,321
OFP	Open Porch	152	27.450	4,172
WDK	Deck	84	16.050	1,349
	Net Sketched Area:	5,949	Total:	646,495

Size Ad	3463	Gross Are	6608	FinArea	3463

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24x25	A	AV	1950	19.17	T	40	104			6,900			6,900

More:	N	Total Yard Items:	6,900	Total Special Featues:		Total:	6,900

IMAGE

AssessPro Patriot Properties, Inc